

MINUTES
REGULAR MEETING
BOARD OF DIRECTORS
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, ARLINGTON, TEXAS
January 18, 2006

A joint meeting of the Board of Directors of Tax Increment Reinvestment Zone Number Two (Lakes of Birds Fort TIRZ), Tax Increment Reinvestment Zone Number Three (East Abram Corridor TIRZ), and Tax Increment Reinvestment Zone Number Four (Arlington Highlands TIRZ), City of Arlington, Texas convened in open session at 3:09 p.m. in the Council Briefing Room at the Municipal Building, 101 West Abram, Arlington, Texas notice of said meeting being posted as prescribed by Chapter 551, V.T.C.A., Government Code. A quorum of each board was present and attendance of the members was recorded as follows:

Robert Cluck	~ Chair TIRZ Board 2, 3, 4
Rudy Gonzales (Absent)	Member TIRZ Board 2, 3, 4
Jon Weist	~ Member TIRZ Board 2, 3, 4
Lana Wolff	~ Member TIRZ Board 2, 3, 4
Kristin Jenkins	~ Member TIRZ Board 2, 3, 4
Ron Wright	~ Member TIRZ Board 2, 3, 4
Joe Bruner	~ Member TIRZ Board 2, 3, 4
Jerry Jordan	~ Member TIRZ Board 3, 4
Steve Brown	~ Member TIRZ Board 3, 4
Glenn Whitley (Absent)	Member TIRZ Board 2
Dr. Gene Buinger	Member TIRZ Board 2

Also present:

Trey Yelverton	~ City Manager's Office
Chuck Springer	~ Finance
Karen VanWinkle	~ Management Resources
Bridgett A. Hewitt	~ Planning and Development
Jeanene McIntyre	~ City Attorney's Office

Chair Cluck called the joint meeting of the three TIRZ boards to order, and stated that the purpose of the joint meeting was to conduct the following items of business:

A. Introduction of Board Members

Chair Cluck introduced himself as Chair of the Board of Directors for three recently created Tax Increment Reinvestment Zones, and also introduced these members who will serve on all three boards:

- Council Members Ron Wright, Joe Bruner, Lana Wolff

- Ms. Kristin Jenkins, Vice President and Chief Corporate Officer, John Peter Smith Hospital
- Mr. Jon Weist, Tarrant County Precinct 2 Administrator
- Mr. Rudy Gonzales (absent), Vice Chancellor of the Tarrant County College District

Chair Cluck introduced these two members who will serve on the boards of TIRZ Number Four/Arlington Highlands and TIRZ Number 3/East Abram Corridor:

- Mr. Steve Brown, Associate Superintendent of the Arlington ISD
- Mr. Jerry Jordan, president of the Jorco Group, Inc.

Chair Cluck introduced two members who will serve on the board of only TIRZ Number Two/Lakes of Birds Fort:

- Dr. Gene Buinger, Superintendent of the HEB ISD,
- Glenn Whitley (absent) Tarrant County Commissioner

B. Discussion of the Duties of TIRZ Board of Directors

Chair Cluck recognized Jeanene McIntyre from the City of Arlington, City Attorney's Office. Ms. McIntyre presented a PowerPoint presentation (attached), and handed out a brief summary of the duties and powers of the TIRZ boards (attached). She explained that all three TIF's or TIRZ's were project-specific, and created to implement a specific project plan in each zone. She explained that the terms "TIF," "Tax Increment Finance District," "TIRZ," and "Tax Increment Reinvestment Zone," are terms used interchangeably and all mean the same thing. Tax Increment Reinvestment Zones are created by authority of the Tax Increment Financing Act, Texas Tax Code, Chapter 311. The Arlington City Council created the reinvestment zones and boards for TIRZ Number Two/Lakes of Birds Fort, TIRZ Number Three/East Abram Corridor, and TIRZ Number Four/Arlington Highlands and have granted the boards authority to exercise all powers necessary to implement their respective project and financing plans consistent with state law. The first priority for each board is to prepare and approve their respective project plan and financing plan [project and financing plan] as consistent as possible with the preliminary project and financing plan for each TIRZ prepared at the request of the City Council.

Following approval of a project and financing plan by the TIRZ board, the City Council must approve the final project and financing plan for each TIRZ. After final approval of the plan, the Board of each TIRZ has authority to:

- Enter into agreements necessary to implement the project and financing plan for the TIRZ
- Authorize payments from the TIRZ Fund to implement the project and financing plan for the TIRZ.

Chair Cluck then called a recess of the boards for Tax Increment Reinvestment Zones Number Three (East Abram Corridor) and Four (Arlington Highlands) at 3:19pm, for the purpose of continuing the sole business of Tax Increment Reinvestment Zone Number Two (Lakes of Birds Fort TIRZ).

C. Status of Proposed Lakes of Birds Fort Development

Chair Cluck recognized Trey Yelverton, Interim Deputy City Manager for the City of Arlington. Mr. Yelverton told the Board that City Staff had held discussions with the prospective new owners of the Lakes of Birds Fort property. Their contract to purchase the property from the current owner, Sam Ware, was pending. The City continues to work through questions from the other jurisdictions concerning the TIRZ preliminary project and financing plan. The prospective owners have indicated that they may propose modifications to the preliminary plan.

Ms. Wolff asked if the proposed buyer was set to acquire the entire parcel. Mr. Yelverton answered that the group from California had contracted for all the land.

D. Executive Session - No executive session was held.

E. Citizen Presentations - No citizens were present who wished to speak.

F. Requests for Future Agenda Items - Chair Cluck asked if the Board wished to add any items to a future agenda. No items were presented.

G. Consideration of a Date for Next Meeting - Chair Cluck asked Mr. Yelverton if the next Board meeting should be scheduled at this time. Mr. Yelverton informed the Chair that no further items of business could be scheduled at

this time. Chair Cluck informed the Board that they would be notified when the next meeting would occur, and that an information packet would be distributed about a week prior to the meeting.

There being no further business, the meeting was adjourned at 3:20 p.m.

NOTE: Minutes of all meetings of the Board of Directors of Tax Increment Reinvestment Zone Number Two (Lakes of Birds Fort TIRZ) are a matter of public record and are kept on file in the Planning and Development Services Office, 101 W. Abram Street, Arlington, Texas. Any committee member or interested party has the right to review these minutes at the Planning and Development Services Office.